LOT 1 BLOCK E BELLAIRE S/D.

387-301, 550-429, DC 1305-2597,

LLSS REAL ESTATE LLC
8396 ODIS YARBOROUGH RD
GLEN SAINT MARY, FL 32040

2026

34-3S-17-07013-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

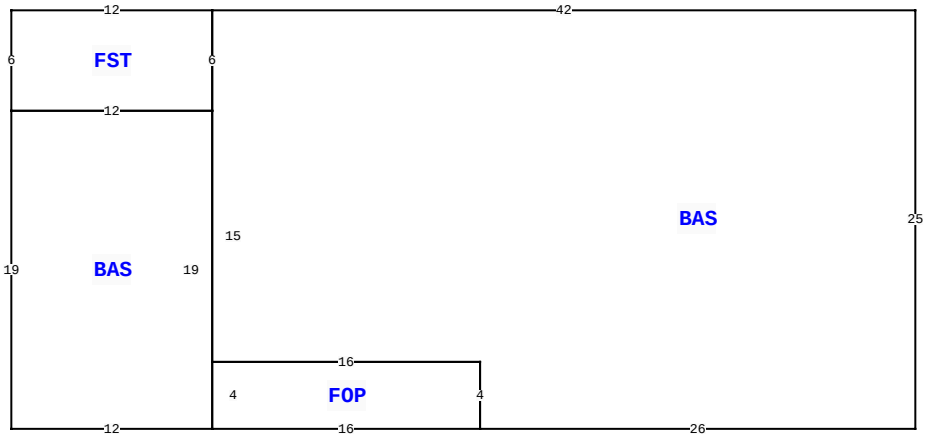
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	19,404
BAS	986	100		986	83,913
FOP	64	30		19	1,617
FST	72	55		40	3,404
TOTALS	1,350			1,273	108,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	116.9000	130.93	166,674	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1214 HX Base Yr



257 SE NATALIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	108,338
TOTAL MARKET OB/XF VALUE	2,105
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	128,943
SOH/AGL Deduction	0
ASSESSED VALUE	128,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,943
TOTAL JUST VALUE	128,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1532	5/07/2025	WD	U	I	30	67,000
GRANTOR: SCAMMACCA PAUL A						
GRANTEE: LLSS REAL ESTATE LL						
1402/698	12/30/2019	WD	Q	I	01	91,000
GRANTOR: O'CONNOR ROBERT						
GRANTEE: SCAMMACCA PAUL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W12 S6 E12 N6$S6 BAS= W12 S19 E12 N19$ S15 FOP= S4 E16 N4 W16$ E16 S4 E26 N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0296	SHED METAL	0	0	10	26	260.00	UT	9.00	9.00	75	2017	2017	3	75	1,755	

LAND DESCRIPTION

TOTAL OB/XF 2,105

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/08/2025 BY TP Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS